099.0	0003	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	906,200 / 906,200
					USE VALUE:	906,200 / 906,200
					ASSESSED:	906,200 / 906,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		MELVIN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OLDHAM JEREMY A & DENISE DIANA	
Owner 2:		
Owner 3:		
Street 1:	23 MELVIN RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	ADAMIAN DIANE -
Owner 2:	-
Street 1:	23 MELVIN RD
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

Cntry:

NARRATIVE DESCRIPTION

This parcel contains 7,356 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1953, having primarily Vinyl Exterior and 2963 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7356.000	457,000	700	448,500	906,200
Total Card	0.169	457,000	700	448,500	906,200
Total Parcel	0.169	457,000	700	448,500	906,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 305.82 | /Parcel: 305.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	64450
GIS Ref	
GIS Ref	
Insp Date	10/09/18

!8022!

PREVIOUS ASSESSMENT

Parcel ID: 099.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	457,000	700	7,356.	448,500	906,200	906,200	Year End Roll	12/18/2019
2019	101	FV	339,100	800	7,356.	448,500	788,400	788,400	Year End Roll	1/3/2019
2018	101	FV	338,100	0	7,356.	384,400	722,500	722,500	Year End Roll	12/20/2017
2017	101	FV	338,100	0	7,356.	358,800	696,900	696,900	Year End Roll	1/3/2017
2016	101	FV	338,100	0	7,356.	307,500	645,600	645,600	Year End	1/4/2016
2015	101	FV	329,900	0	7,356.	275,500	605,400	605,400	Year End Roll	12/11/2014
2014	101	FV	329,900	0	7,356.	255,000	584,900	584,900	Year End Roll	12/16/2013
2013	101	FV	195,200	0	7,356.	243,100	438,300	438,300		12/13/2012

PRINT

Date	Time
12/10/20	22:36:50

LAST REV

Date	Time
10/16/18	10:25:40

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8022

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ADAMIAN DIANE,	55267-444		8/30/2010	Family	99	No	No		
	11360-494		7/19/1967		1	No	No		N

USER DEFINED

Prior Id # 1:	64450
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/14/2016	1118	Sun Room	50,000	O				RENO EXIST SUNRM
11/7/2012	1461	Manual	11,000	C				
10/4/2012	1276	Addition	223,465	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/9/2018	MEAS&NOTICE	CC	Chris C
7/30/2013	Measured	JBS	JOHN S
4/30/2013	Info Fm Prmt	EMK	Ellen K
4/18/2013	Info Fm Prmt	EMK	Ellen K
6/8/2009	Meas/Inspect	189	PATRIOT
11/9/1999	Mailer Sent		
10/21/1999	Measured	256	PATRIOT
9/6/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7356		Sq. Ft.	Site		0	70.	0.87	4									448,475						448,500	

Total AC/HA:	0.16887	Total SF/SM:	7356	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	448,475	Spl Credit		Total:	448,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.07613635
Const Adj.:	0.99989998
Adj $ / SQ:	134.504
Other Features:	109539
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	561414
Depreciation:	104423
Depreciated Total:	456991

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

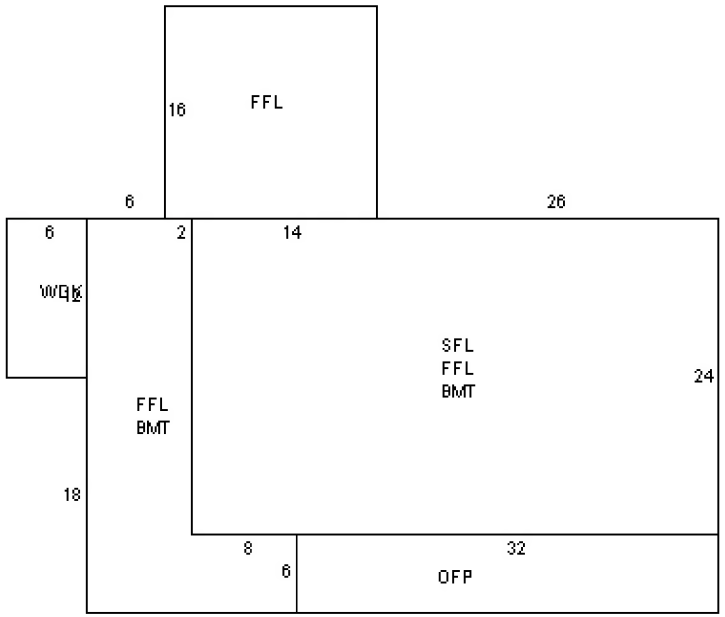
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	147.95
Special Features:	0	Val/Su Net:	114.94
Final Total:	457000	Val/Su SzAd	185.47

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,504	134.500	202,293
BMT	Basement	1,248	50.840	63,451
SFL	Second Floor	960	134.500	129,123
OFP	Open Porch	192	25.090	4,818
WDK	Deck	72	16.000	1,152

Net Sketched Area:	3,976			Total:	400,837
Size Ad	2464	Gross Are	3976	FinArea	2963

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40		

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

099.0-0003-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	14X16	A	AV	2000	3.92	T	15.2	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700

IMAGE

AssessPro Patriot Properties, Inc